

Request for Proposals
For
Alternative Floodplain Management Strategies
-Technical Studies and Economic Impacts-
Due Date to City by June 7, 2002

A. Project Purpose and Overview

1. The purpose of this project is to provide technical studies and economic impacts for existing and alternate floodplain management strategies within the City of Lincoln. This study will be used by the Mayor's Floodplain Task Force to assist them in forming recommendations regarding existing and alternate floodplain management strategies to the City. Attached, as Exhibit A, is the Mayor's charge statement for the Floodplain Task Force. The proposed study will be in addition to a Corps of Engineers study that is currently underway. The scope of work items for the Corps of Engineers along with some preliminary work from their effort is attached as Exhibit B. A copy of the floodplain map is attached as Exhibit C.
2. The City is requesting proposals from qualified engineering consultants to prepare the additional studies necessary for the Alternative Floodplain Management Strategies.
3. The consultant will be required to coordinate with the Floodplain Task Force, Corps of Engineers, City staff and their representatives, and Lower Platte South Natural Resources District.
4. The project is being funded jointly by Lower Platte South Natural Resources District and the City of Lincoln.
5. The consultant project team should include personnel with experience in water resources (e.g. hydraulics), economics, development experience, environmental, planning, etc.

B. Anticipated Scope of Work

Economic Impacts - Technical Studies

1. Evaluate the economic impact to public drainage infrastructure, assuming Lincoln's current floodplain regulations (which are based upon the minimum NFIP requirements) were retained and a 1' rise in flood heights occurred. The basis for the evaluation is from the current Flood Insurance Study base flood elevations. The economic impact should be accomplished for Dead Man's Run from 33rd Street to 56th Street.
2. Evaluate the economic impact of a range of floodplain management alternatives (continue existing floodplain management policies, widen

floodway based on a ½ foot raise, require compensatory storage in floodfringe, require no-net raise in floodway, require cluster development in floodfringe, etc) to the cost of public infrastructure, including bridges, roadways, and other public structures. The economic impact should be accomplished for Dead Man's Run from 33rd Street to 56th Street. A table of pertinent survey, hydrologic, and hydraulic data for each structure is to be included, along with a narrative of where the information was obtained, type of methodology, and the applicable dates of the data.

3. Evaluate the economic impact of a range of floodplain management alternatives (see Item #2 above), related to three land uses (typical residential, commercial, and industrial development), each looking at two scenarios: 1) a large site and 2) a small or otherwise limited site. The evaluations should take into account:
 - 3.1 The present ability to cluster development in Lincoln through the Community Unit Plan (CUP) or Planned Unit Development (PUD) as well as the marketability of such development.
 - 3.2 How different solutions could be applied to properties of different sizes.
 - 3.3 The fact that floodplain areas within the existing urban area have a large percentage of industrial zoning.

Evaluation of Management Alternatives

4. Evaluate the benefits of requiring a standard that meets the criteria of both "No Net Rise" (e.g., 0' Rise Floodway, where development in the floodway *and* the flood fringe is demonstrated to cause no rise in the elevation of the 100-year flood) and "Compensatory Storage" (compensating for any flood storage volume lost to buildings or fill by providing an equal volume of flood storage on the site).
5. Discuss the cost/benefit of floodplain property buyouts as experienced by other communities and the feasibility of applying this type of approach within Lincoln. Include draft policy language compatible for use by the Lower Platte South NRD and the City of Lincoln. The selection of the communities is to be coordinated with the sponsors of this project.
6. Evaluate a "Cluster Development" (Open Space Subdivision Design) alternative which allows for the same gross density but where development is clustered outside of the 100-year floodplain on a site. The evaluation should explore alternatives utilized by other communities, and provide solutions relating to both mandatory and voluntary measures. The evaluation should also recognize the existing provisions within the City of Lincoln code which allow for cluster development through a CUP or PUD.

7. Evaluate a new “Greenfield” approach, which would apply different strategies or standards to undeveloped floodplain areas currently without urban zoning or land use designations. Take into consideration the assumptions within the proposed new City-County Comprehensive Plan, which assumes that where parks, open space, or agricultural land uses were designated in the 1994 Future Land Use Plan, those land uses would continue in the future, and that any urban-style development would occur outside of the floodplain and floodway. (These areas are designated as “Green Space,” “Environmental Resources,” or “Agricultural Stream Corridors” in the proposed Lincoln/Lancaster County Land Use Plan).
8. Evaluate and recommend “best management development practices” for floodplain areas, such as greenways, buffer areas, setbacks, maximum impervious surface ratios, swales, infiltration devices, or other approaches. Consider conservation and restoration alternatives for vegetative cover within the floodplain and its importance in mitigating flooding.
9. Evaluate the technical feasibility of a “Floodplain Mitigation” concept, which allows for development within the floodplain to “mitigate” the loss of flood storage on a particular site at another location within the same stream reach. The analysis should include:
 - 9.1 The feasibility of designating hydraulically equivalent sites as mitigation areas and where they would be located in relation to the “mitigated” site.
 - 9.2 An analysis of the practical steps necessary to regulate floodplain development based on such a concept.
 - 9.3 The costs of such mitigation.
 - 9.4 Appropriateness of mitigation based upon natural/beneficial floodplain functions such as the mitigation of freshwater or saline wetland areas, tree masses or other wildlife or riparian habitat.

C. Deliverables

1. As outlined in the general scope of services, provide a draft report and final report describing the work completed, conclusions, and final recommendations. The reports are to include a description of the assumptions and methodology used and, where appropriate, documentation showing examples from other communities is to be attached. The written material is to be supplemented and supported by graphic elements such as maps, figures, diagrams and tables wherever possible. Technical elements are to be described in layman’s terms.
2. Project deliverables are to be in a hard copy format and in an electronic/digital format compatible with the City’s computer systems. The City’s typical desktop

facility, is a Novell networked IBM compatible system with Windows. Electronic material is to be compatible with typical city software such as ArcView, Micro Station, WordPerfect, Lotus, PowerPoint, and Access. Project deliverables include copies of all presentation material (hard copy and electronic/digital) such as poster boards and PowerPoint presentations.

3. The selected consultant is expected to be part of the team for presenting at meetings for the Mayor's Floodplain Task Force (a maximum of two meetings) and other individuals or agencies (e.g. Mayor, City Council) as necessary (a maximum of three meetings).

D. Submittal Procedures

1. Budget and Time Schedule: It is anticipated that the total consultant budget for this effort will not exceed \$45,000. Proposed fees for services outlined on the RFP must be submitted with the submittal package. It is also anticipated that the project is to be substantially completed for a Floodplain Task Force meeting on September 24, 2002.
2. Submittal: Each submittal must include eight (8) copies of the proposal and must be received by the Public Works & Utilities Department at the following address no later than 1:00 pm CDT on Friday June 7, 2002.

Ben Higgins, Senior Engineer
Watershed Management Section
Public Works & Utilities Department
901 N. 6th Street
Lincoln, NE 68508

Mark the outside of the submittal with the title, "Floodplain Management Study."

3. Proposal Content: The proposed scope of services should not exceed six (6) pages in length. In addition to the consultant's proposed scope of services, all proposals at a minimum must provide the following:
 - 3.1 Firm name, address and contact telephone number.
 - 3.2 Type of services firm qualified to perform.
 - 3.3 Project team and team member experience.
 - 3.4 Client references
 - 3.5 Examples of relevant projects
 - 3.6 Approach to this project.
 - 3.7 Schedule and time frame for completion.
 - 3.8 Cost

4. Contact: Questions or other inquiries regarding the RFP should be directed to:

Ben Higgins, Senior Engineer
Watershed Management Section
Public Works & Utilities Department
901 N. 6th Street
Lincoln, NE 68508
Voice: 402-441-7589
Fax: 402-441-8194

Additional information on the City of Lincoln may be found on the City's website at www.ci.lincoln.ne.us. Information regarding the Mayor's Floodplain Task Force is located at <http://www.ci.lincoln.ne.us/city/pworks/mayorsfp.htm>.

E: Insurance Requirements

Consultant shall indemnify and save harmless the City of Lincoln, Nebraska, or its representatives from all claims, demands, suits, actions, payments, liability, and judgments, arising from the activities of the Consultant or of the Consultant's agents, contractors or employees.

In this connection, Consultant shall carry insurance in the following kinds of minimum limits as indicated:

1. Worker's Compensation Insurance and Employer's Liability Insurance
The Consultant shall take out and maintain during the life of this contract the applicable statutory Worker's Compensation Insurance with an insurance company authorized to write such insurance in this state covering all his employees, and in the case of any work sublet, the Consultant shall require the Subconsultant similarly to provide statutory Worker's Compensation Insurance for the latter's employees. The Consultant shall take out and maintain during the life of this contract, Employer's Liability Insurance with a limit of \$100,000 with an insurance company authorized to write such insurance in all states where the Consultant will have employees located in the performance of this contract, and the Consultant shall require each of his Subconsultants similarly to maintain common law liability insurance on his employees.
- ☐ General Liability Insurance
 - a. The Consultant shall maintain during the life of this contract, General Liability Insurance, naming and protecting them and the City of Lincoln against claims for damages resulting from (1) bodily injury, including wrongful death, (2) personal injury; liability, and (3) property damage which may arise from operations under this

contract whether such operations be by himself or by any Subconsultant or anyone directly or indirectly employed by either of them. The minimum acceptable limits of liability to be provided by such insurance shall be as follows:

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|-----|------------------------|---------------------------------------------------------------|
| (1) | Bodily Injury | \$500,000 Each Occurrence
\$500,000 Aggregate |
| (2) | Personal Injury Limits | \$500,000 Per Person Aggregate
\$500,000 General Aggregate |
| (3) | Property Damage Limits | \$300,000 Each Occurrence
\$300,000 Aggregate |

b. The General Liability Insurance required by the preceding paragraph shall include the following extensions of coverage:

- (1) The coverage shall be provided under a Comprehensive General Liability form of policy or similar thereto.
- (2) The property damage coverage shall include a Broad Form Property Damage Endorsement.
- (3) Contractual Liability coverage shall be included.
- (4) Products Liability and/or Completed Operations coverage shall be included.

☐ Automobile Liability Insurance

The Consultant shall take out and maintain during the life of this contract such Automobile Liability Insurance as shall protect them against claims for damages resulting from (a) bodily injury, including wrongful death, and (b) property damage which may arise from the operations of any owned, hired, or non-owned automobiles used by or for him in any capacity in connection with the carrying out of this contract. The minimum acceptable limits of liability to be provided by such Automobile Liability Insurance shall be as follows:

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|----|-----------------------|-------------------------------------------------------|
| a. | Bodily Injury Limits | \$ 500,000 Each Person
\$1,000,000 Each Occurrence |
| b. | Property Damage Limit | \$ 250,000 Each Occurrence |
| c. | Combined Single Limit | \$1,000,000 Each Occurrence |

☐ Professional Liability Insurance

The Consultant shall maintain during the life of this contract, Professional Liability Insurance, naming and protecting Consultant against claims for damages resulting from the Consultant's errors, omissions, or negligent acts. Such policy shall contain a limit of liability not less than one million dollars.

□ Certificate of Insurance

The insurance specified above shall be written by a company duly authorized and licensed to do business in the State of Nebraska and shall be maintained until Consultant's work has been completed and accepted by the City. A certificate of insurance evidencing policies required shall be furnished to the City of Lincoln, such certificate shall specifically indicate that insurance policies shall give the City at least thirty (30) days written notice in the event of cancellation of or material change in any of the policies.